

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

Meeting Minutes Wednesday, July 19, 2017 Warwick Planning Department Second Floor, City Hall Annex

The following Commission members were in attendance:

Ms. Donna Tobin, Chair
Ms. Ginny Leslie, Vice Chair
Mr. William McQuade
Mr. Maxwell Pounder
Mr. Barry O'Brien
Mr. Michael Carroll

The following Commissioner was absent:
Carol Pratt

The following staff member was present:
Sue Baker, Warwick Planning Department

Commissioner Tobin called the meeting to order at 6:02 p.m.

Petition #17-292-510 Residential/Sarah Mutter 22 South Atlantic Avenue Pawtuxet Village

The Petitioner is seeking approval to reframe an existing deck with 1" x 3" cedar decking and remove an existing aluminum screen frame. The screen frame is proposed to be replaced with cedar railings and balusters, painted white, and 6" x 6" pressure-treated posts. Trim is proposed to be painted pine or composite trim board. There is a pre-existing concrete foundation, and the existing roof will remain.

Kristopher Erler, the Petitioner's contractor, was present to explain the project. Discussion took place relative to the materials and proportions of the proposed posts. Commissioner Pounder suggested that Mr. Erler consider mahogany for the floor as opposed to cedar. Cedar is a soft wood and will not withstand use as a porch floor as well. For approximately the same budget, mahogany is a better choice in terms of durability. Mr. Erler said he appreciated the suggestion and his client would be fine with that change. Commissioners Pounder and Carroll also suggested that 4 x 4 posts would be more appropriate in scale than the proposed 6 x 6 posts; Commissioners Leslie and Tobin agreed. Mr. Erler said that would be fine.

Commissioner Leslie made a motion, citing Secretary of the Interior Standard #9, to approve the Petition as submitted, with the following stipulations:

1. The floor of the porch will be constructed of mahogany, considered to be a more durable material for a porch floor
2. The railings will be constructed of cedar
3. Posts will be 4 x 4, trimmed out, with pine board, painted

Commissioner Carroll seconded. All voted in favor; none opposed.

Petition #17-246-230

Residential/Edward Alger

15 Centerville Road

Apponaug Village

Mr. Steve Grenier was present to represent the applicant. Approval was being sought to replace ten (10) windows and two (2) doors at the rear of the property. The new windows would be matching, all-wood windows, with true divided lite pattern to match existing; the doors would also be all-wood, with true dividing lites to match exactly to existing.

Mr. Grenier explained that the repairs were being made in part because a fire in an unattached garage on the property caused considerable damage to the residence. The work will affect the rear portion of the building, an addition that is not part of the original home.

Commissioner Pounder said he went to the property and it appears work had already been completed. Mr. Grenier replied that he has done work for the property owner on numerous occasions. The property owner also does construction work, and had already begun the project. Mr. Grenier, knowing the house is in a historic district, advised him to stop work and obtain the necessary approvals. Commissioner Pounder inquired whether the property owner should be present. Commissioner Tobin noted that on numerous past occasions, a contractor or other representative attended meetings on behalf of their clients.

Commissioner Leslie made a motion to approve the Petition, as presented, citing Secretary of the Interior Standards #6 and #9. Commissioner McQuade seconded the motion. All voted in favor; none opposed.

Petition #17-293-559

Residential/Robert Morrissey

146 Post Road

Pawtuxet Village

The Petitioner is seeking approval to replace an existing garage with a Fimbel Ads American Legends Model 13 door; replace two (2) existing kitchen windows with Jeld-wen wood-frame windows; and replace existing lattice below the front porch with new lattice.

Discussion took place relative to the garage material, as well as the design of the lattice. Commissioner Carroll suggested that a smaller bead might be more in keeping with the period of the house. Commissioner Tobin noted that the lattice is removable. Mr. Morrissey said he would be willing to try to find something in keeping with the time period, and, if he is successful, would install that style.

Commissioner McQuade made a motion to approve the Petition as presented, with the understanding that an attempt will be made to install lattice that is period-appropriate to the house. Commissioner Leslie seconded the motion. All voted in favor; none opposed.

Petition #17-228-97/98

Stone Wall Alterations

Kevin Murphy and M&M Land Company

895 Major Potter Road

The Petitioners are seeking approval to repair, and, where necessary, move existing field stone walls on the property as it is redeveloped into a 48-unit condominium complex. Walls that are either located in proposed building envelopes or in proposed rights of way where roads would be constructed will be removed, stacked, and rebuilt along the property lines. Two new stone walls are proposed to be erected along the property entrance.

John Mulhearn, of M&M Land Company, was present to explain the Petition. He noted that the project has already received Master Plan approval from the Warwick Planning Board and approval for a zone change from the Warwick City Council.

He explained that there are existing portions of walls scattered throughout the property, in varying length, height, and condition.

Lengthy discussion took place relative to the existing placement of the stone walls, how much material would be removed, and how much of the existing wall on the property line could be repaired with the stones being relocated due to the construction. Commissioner Pounder was particularly concerned and said the plans presented were not detailed enough. Mr. Mulhearn explained that as few sections as possible would be affected, and that, at any rate, no stones would be removed from the premises. Discussion also took place relative to the new stone walls that will be constructed along the entrance. No objections were raised to the renderings presented.

Commissioner Pounder made a motion to approve Petition #17-228-97/98, after reviewing the proposal and testimony presented, and with the following stipulations:

1. No fieldstones in the existing walls shall be removed from site or buried;
2. The stones of the existing walls that have to be removed from their locations will be used to enhance the remaining remnants of stone walls on the west property line, to the extent that existing stone is available to do so;
3. The existing stone walls on the eastern property line shall remain more or less intact and be upgraded in their existing location;
4. Stone walls within the development area that are not required to be removed because of building placement or drainage shall remain;

5. The assemblage of the fieldstone walls using relocated stones shall be configured in a way to replicate those kinds of demarcation walls that would have been built for the agricultural purposes that the land was once used for;
6. Those walls shall be drywalls with no mortar;
7. The northern portion, totaling 6.58 +/- acres (the future open space area), and portions east of the wetlands, shall have all existing walls remain intact, regardless of condition;
8. The developer shall present to the Warwick Historic District Commission, within two weeks of receiving Preliminary Plan approval from the Warwick Planning Board, a drawing showing the proposed development of stone walls in accord with the previous points for review of conformance with these written stipulations. This should be color coded, to depict the existing walls that are to be removed and rebuilt; the location where the field stones will be rebuilt; and an outline of the area where stone walls will not be removed. Three copies of the drawing should be submitted; two copies for the Historic District Commission, and one for the Planning Board.

Commissioner McQuade seconded the motion. All voted in favor; none opposed.

Petition #17-244-126
Residential/Kevin Flynn
3410 Post Road
Apponaug Village

The Petitioner is seeking approval to install six (6) vinyl replacement windows to replace existing vinyl windows, with the same 1/1 existing lite pattern, and to install one (1) replacement patio door in the rear, as an in-kind replacement.

Mr. Flynn informed the Commission that one of the first-floor windows is damaged, and a new one needs to be installed. While this work is being done, it makes sense to replace the other windows. Discussion took place relative to the use of vinyl windows. The Petitioner was informed that it is unclear when the windows were installed; if they were installed during the time the Historic District zoning overlay has been in effect, the windows were installed without Commission approval, as vinyl is a material the Commission cannot approve.

Commissioner Leslie said that, given that vinyl is already installed in the house, she would not object to giving approval as an in-kind replacement. Commissioner Pounder noted that the house is in good condition and within the streetscape one of the more historic homes. He indicated that one of the charges of the Commission is to ensure the character of an historic district and the preservation of historic characteristic of a property. Commissioner Tobin agreed with Commissioner Pounder and asked if the applicant would consider wood, or vinyl clad wood. Mr. Flynn said that that would be considerably more expensive, but agreed to explore vinyl-clad wood. This upgrade, however, may limit the scope of work they were intending to do on the residence, which is a rental property.

Commissioner McQuade made a motion to continue the Petition until the August 16th meeting. Commissioner Leslie seconded; all voted in favor, none opposed.

OTHER BUSINESS

- **Approval of minutes of August 17, 2016 meeting**
Commissioner Leslie motioned to approve, seconded by Commissioner O'Brien. All in favor; none opposed. Commissioner Carroll abstained.
- **Approval of minutes of May 1, 2017 meeting**
Commissioner Leslie motioned to approve, seconded by Commissioner McQuade. All in favor; none opposed. Commissioner Carroll abstained.
- **Approval of minutes of May 17, 2017 meeting**
Commissioner Leslie motioned to approve, seconded by Commissioner McQuade. All in favor; none opposed. Commissioner Carroll abstained.

Commissioners also welcomed Commissioner Carroll, who was appointed in July, to the Commission.

Commissioner Leslie made a motion to adjourn, seconded by Commissioner McQuade. All in favor; none opposed. The meeting adjourned at 8:17 p.m.